



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

Meeting Date: 24 November, 2015
Sent To: Commission on Architecture & Urban Design Members
Subject: **263 Washington Street – Various alterations & Improvements**
Tax ID: 160.33-1-4
Case: CAUD 2015-84
Copies: Kevin Findley – Project Supervisor

A. Review Requested

Kevin Findley, the project manager, submitted an application for Design Review for the property located at 263 Washington Street. This property is a Local Landmark Property; all exterior modifications must be reviewed and approved by the Commission on Architecture and Urban Design (CAUD) prior to any work being done.

B. Proposal

The applicant has proposed converting the existing structure at 263 Washington Street into a multi-family apartment complex. The Applicant has come to CAUD for an initial review of proposed alterations, improvements, and materials.

- Proposed alterations to the building include the replacement of windows and sills
- Repointing and replacing of brick in places found necessary
- Replacement of current roof with faux slate
- Replacement of deteriorated cedar shingles with faux shingles
- A rear addition to allow for a elevator and stairwell shaft
- Replacement of several ornamental features

A detailed item by item list of proposed alterations and improvements is attached to this staff report document, material items for review will be presented at the meeting. The Applicant will provide elevations of proposed alterations at future meetings.

C. Staff Findings

This is the Applicants first session of meeting with CAUD for this structure. The goal of this session is to discuss the scope and complexity of work to be completed on the building, and for CAUD to provide recommendations and conditions for future decisions on alterations and improvements proposed for this building.

Staff has reviewed the list of proposed work as submitted by the Applicant. While some alterations are much needed improvements that may have little impact, and have potential to improve the architectural integrity of the exterior of the building, others are far too complex for staff to make any recommendations for. Proposed build outs, major alterations, and additions should be reviewed carefully by the Commission to ensure that they do not have the potential to drastically impact the integrity of the buildings architectural and historic character.

D. Historic Design Guidelines

Windows – Guidelines for the City stipulate that original windows should always be repaired and never replaced unless they are deemed deteriorated beyond any reasonable repairs. Windows that are partially damaged should be repaired by splicing or patching the windows with like materials to reinforce the existing materials. Additional information can be found on **page 51** of the Historic Design Guidelines for the City.

Masonry – The historic design guidelines for the City stipulate that masonry should always be repaired and not replaced to the best extent possible. Additionally when repointing the mason or contractor should pay close attention to the color, mass and scale of the building and its materials. The guidelines also stipulate that new installation of brick and repointing should match the color and texture of that of which is already on the structure, using no harder than a type N mortar. Additional information can be found on **page 37** of the Historic Design Guidelines for the City.

Additions/Extensive Alterations – Historic Design Guidelines require that additions retain historic character defining features as the original construction in their design and implementation. The features should be expressed with modern materials in a contemporary design that is careful in massing, size, and orientation to continue precedent of these features found on the historic counterpart of the structure. Most importantly new features of additions should not be presented as false historic, or attempt to recreate the historic features of the original structure.

Additional should not obscure the existing principal entrance or other key features of the primary elevation, and the roofline of an addition should respect the original character design, style and intent of the original roofline of the structure. Additional information can be found on **page 89** of the Historic Design Guidelines for the City.

E. Property History and Condition

Year of Construction	between 1885 and 1891
Land Use	Residential (apartments); currently vacant – under rehabilitation for use as luxury loft apartments
Architect	A. W. Reynolds
Significance	Known as the Kenmore, the building is a good example of a late 19 th century apartment building designed in the Queen Anne style with Shingle style features. Despite the deteriorated physical condition the building retains considerable historic integrity. The building is a three (3.5) story brick and wood frame apartment building. The first two (2) stories are brick, while the third and top floors are frame construction, clad with wood shingles. The front façade includes a north side tower with a polygonal roof, a south side bay with gable roof, and two central bays with a hipped roof and gable roof. Oval windows are located on the front gable and end and on the sides of the third floor. Front south side bay windows mirror the design on the polygonal north side tower. Second and third story porches are located about the enclosed front entrance porch. The front porch was remodeled in 1982.

F. Photographs



1907 Photograph of the Kenmore. Best representative of the original conditions of construction – photo represents the highest level of architectural integrity for this building.



1930 Photograph of the Kenmore, detailing altered conditions including upper balconies not consistent with the original intent and style of the building.

Current conditions, front facing, east façade (16 November, 2015)

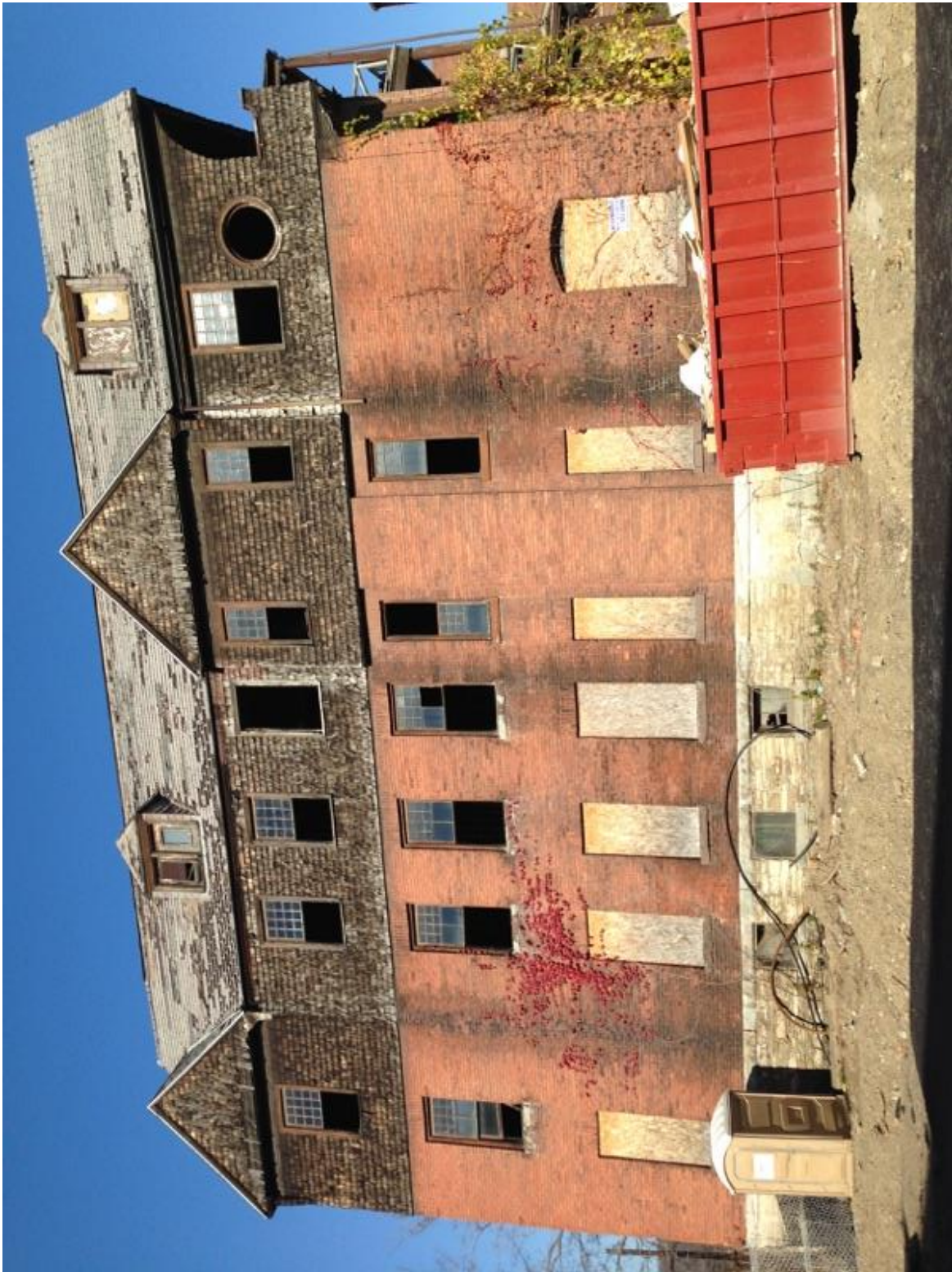








West façade, back of building (16 November, 2015)



South façade, parking lot side of building (16 November, 2015)

Document Produced: 11/20/2015